

# Wildflower Ridge HOA

**WFR Community Managers:**  
*Progressive Bookkeepers, LLC*  
 PO Box 1798  
 Martinsburg, WV 25402  
[progressivebookkeepers@gmail.com](mailto:progressivebookkeepers@gmail.com)  
**Phone:**  
 304-901-5890  
 Managing Agent (s):  
 Melody Rockenbaugh & Angela Thurber



## Common Areas

Our shared spaces are one of the things that make our community such a pleasant place to live. Recently, however, we have noticed an increase in litter and uncollected dog waste in the common areas. We ask all residents to:

- Do not Dump and Dispose of trash in the common areas
- Pick up after pets immediately and properly dispose. Do not leave your pets waste in the common areas

**Surveillance** cameras will be placed in some of the common areas and fines will be implemented if the above is not followed.

These small actions help keep our neighborhood clean, safe, and welcoming for everyone — including children and pets who play in these areas. Let’s work together to maintain the beauty and comfort of our community.

Your cooperation is greatly appreciated.

## The Financial Corner

The most recent balance sheet dated 3/31/2026 reflects that the Association has the following funds:

Operating Cash: \$ 22,557.37  
 Reserve Accounts: \$ 262,015.28

Be advised, the Association will be aggressively pursuing delinquent accounts, first with a lien on the property, followed by legal collections to include judgements, subpoena owners for debtor depositions, wage garnishments and foreclosures. If you get behind on your account, please contact Progressive Bookkeepers to discuss a payment plan prior to allowing a property lien. This adds unnecessary collection costs to your account. We are happy to work with homeowners during these tough economic times.

## Creating Curb Appeal

### *Making a good first impression counts!*

The best thing we can do for ourselves and our community, is perform regular home maintenance. This will preserve our **Home Values** and show pride in our neighborhood. Progressive Bookkeepers **will be conducting property inspections starting the second week of May**. Progressive Bookkeepers will be sending letters regarding non-compliance items more aggressively and will be following up with hearings and fines for continued violations. Homeowners with violations from last year will have 10 days to correct or reach out to Progressive Bookkeepers. Things **to focus on include**, but are not limited to...

**Roof, Shutters, Screens & Siding** – Please take time to inspect your roof, shutters, and siding for maintenance needs. Check to make sure all shutters are secure and do not need fresh paint. Check your siding for mildew as soon as weather permits.

**Trash, Toys & Debris** – Make sure trash, debris & recycling containers are kept out of sight except on designated trash pickup day (s), this includes bulky items. Garbage is to be set out the night before only. Please check with the sanitation department before placing bulk items out for pick up. Fines will be issued if it’s a re-occurring problem.

**Architectural Change Forms**- All Arc forms are out on the wildflower ridge hoa website for all improvements alterations or changes to your lot or home. If you’re not for sure if your project requires an arc reach out to Progressive Bookkeepers. All forms must

**Lawn Maintenance** – Make sure that lawns are well manicured throughout the season along with shrubbery. Be sure to trim weeds from flower beds, fences, and walkways and add fresh mulch in planted beds.

**Mailboxes** – Please check to make sure your mailboxes display your address and that posts and your mailboxes are structurally sound.

**Decks & Fences**- Fences and Decks in the front and back are a visible part of your home, and they affect the overall look of the community. We must all do our part to maintain our community value. Please be sure to check for repairs, paint, staining and maintenance of both. **Front Facing Windows**- Every home should have window treatments (blinds, curtains or shades in good condition) Temporary coverings such as sheets, blankets or cardboard should not be used.

### *Give ‘Em a BREAK!*

As warmer weather approaches, more people will be out enjoying the community and children will be out playing. Please “SLOW DOWN” and obey all Stop Signs and Speed Limit Signs to help keep our neighbors safe. And remember, all vehicles parked on the road shoulder, must be completely off the road to avoid damage by mowers and other cars.



Wildflower Ridge Community Speed Limit  
 If you’re going over 20 mph, you’re going to fast!

## WFR BOARD MEMBERS

President – Delia Plowden

Vice President – Mike Faulkner

Secretary – Brandi Mitchell

Treasurer – Vacant-Open

Member at Large – Vacant-Open



# 2026 Annual Meeting Notice

In accordance with the By-Laws of Wildflower Ridge Homeowners Association, Inc., notice is hereby given that the Annual Meeting will be held on **Wednesday June 24<sup>th</sup>, 2026**, from 6:00 p.m-7:00 p.m. The meeting will be held at the Knights of Columbus building located at 108 W. Stephen St. we will be hosting the meeting via conference call as well, if you prefer you can ~~just~~ call into the meeting. To dial in directly simply call 701-802-5272 and use access code 3371279# – the online meeting ID is wildfloweridgehoa. For a calendar reminder please email [progressivebookkeepers@gmail.com](mailto:progressivebookkeepers@gmail.com), the subject of Annual Meeting Reminder and they will send a reminder to you. The purpose of this meeting will be to review the affairs of the Association, to elect open positions or re-elect members to the Board of Directors. Members who cannot attend the meeting may vote via proxy. The meeting also provides an opportunity for homeowners to discuss concerns or improvements regarding the community.

## FIREWORKS ORDINANCE



The Berkeley County Council adopted the **FIREWORKS DISCHARGE RESTRICTION** ordinance which was signed into effect on July 9, 2017. The ordinance states that the discharge of fireworks is “**not permitted within 500 feet of any residence**”. This restriction makes it illegal to shoot off fireworks from anywhere within the Wildflower Ridge community. The ordinance also has restrictions on the days and times that fireworks are allowed to be discharged. Violators can be fined \$1000.00 and charged with a misdemeanor offense. Each wrongful discharge of a firework device will be considered a separate offense. Please go to [www.berkeleywv.org/sharedimg/library/142.pdf](http://www.berkeleywv.org/sharedimg/library/142.pdf) to read the entire ordinance.

Also, Under **WEST VIRGINIA Code §20-2- 58**

It is unlawful to shoot or discharge firearms within five hundred feet of any dwelling house.

Violating these regulations can result in a **misdemeanor charge**, with penalties including a fine ranging from **\$50 to \$500** or imprisonment for up to **one hundred days**, or both.

## The Storm Water Management Project

We continue to partner with TRIAD and address projects as they arise, we will need for everyone to do their part by not obstructing the culverts and easement areas along with keeping them clear of trash and debris.



## Our Furry Friends!

The leash laws are in effect within the development. There is a legitimate concern for the safety of our residents and unleashed pets within our community. Please keep your pet on a leash or within the confines of your own property. You can be held liable for the actions of your pets. All pets should be registered and all waste from your pet should be **Picked Up** when **walking your pet (s)**.

Please do not feed feral cats. There have been several complaints regarding cats getting into trash and using flower beds as litter boxes. There is a non-profit organization called [The Cat's Voice WV - Cat, Rescue,](http://thecatsvoicewv.org) that advocates for abandon cats in the eastern panhandle area. Learn more at ([https://thecatsvoicewv.org](http://thecatsvoicewv.org))

## WFR Community Yard Sale

The community yard sale dates and times for 2026 are set for:

Saturday and Sunday June 6<sup>th</sup> & 7<sup>th</sup> and Saturday and Sunday September 5<sup>th</sup> & 6<sup>th</sup>. Both will be held from 8:00 a.m.-4:00 p.m. Residents should set- up in front of their homes to sell their items. The Association will place a community advertisement in the Martinsburg Journal, and a sign will also be posted in the front of the community entrance.

There will not be any rain make-up dates.

## ATV's / Dirt Bikes

ATV's and Dirt Bikes are not allowed anywhere within the development. Any vehicle that is not street legal and is not tagged cannot be driven on the roads or in common areas. Possible fines could be imposed on homeowners for each offense.

## Concerns???

If you have concerns, complaints, comments or questions about anything

HOA related, please reach out to Progressive Bookkeepers, your Community Managers....and **be sure to check out the HOA Website to stay up to date on what is going on in your community at [wildfloweridgehoa.com](http://wildfloweridgehoa.com).**

[Progressivebookkeepers@gmail.com](mailto:Progressivebookkeepers@gmail.com)

Office: 304-901-5890

Wishing Everyone a Safe, Healthy and Happy Summer!

**Special Thank You**-To all residents that continue to maintain their property with a neat and tidy “curb appeal. “This helps to ensure that we are offered the highest monetary value on our properties within our community.